



For Sale or Lease

185 N Front St

Columbia, PA 17512

185 N Front Street Columbia, PA

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Columbia, Pennsylvania 17512

Property Highlights

- 8,728 square foot building
- Flex building
- Zoned Riverfront Commercial
- Strategic location in Columbia area
- A site for a Daycare, Manufacturing, Fitness related uses, and various other commercial uses

Property Description

185 N Front Street in Columbia, PA offers 8,729 sf of flex space located just minutes from Rt 30 in Lancaster County. This space has a large open 6,900 sf commercial space with 2 loading docks, and one full drive in door. The space has a half bathroom and could be home to various commercial use . Current zoning is Riverfront Commercial allowing for a day care, fitness related uses, manufacturing, retail, office, or hospitality uses.

OFFERING SUMMARY

Sale Price	Please contact broker
Lease Rate	\$6.50 - 8.00 SF/yr (MG)
Available SF	8,728 SF
Lot Size	0.74 Acres
Building Size	8,728 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,639	\$65,030
5 Miles	46,758	\$96,769
10 Miles	276,560	\$103,436

For more information

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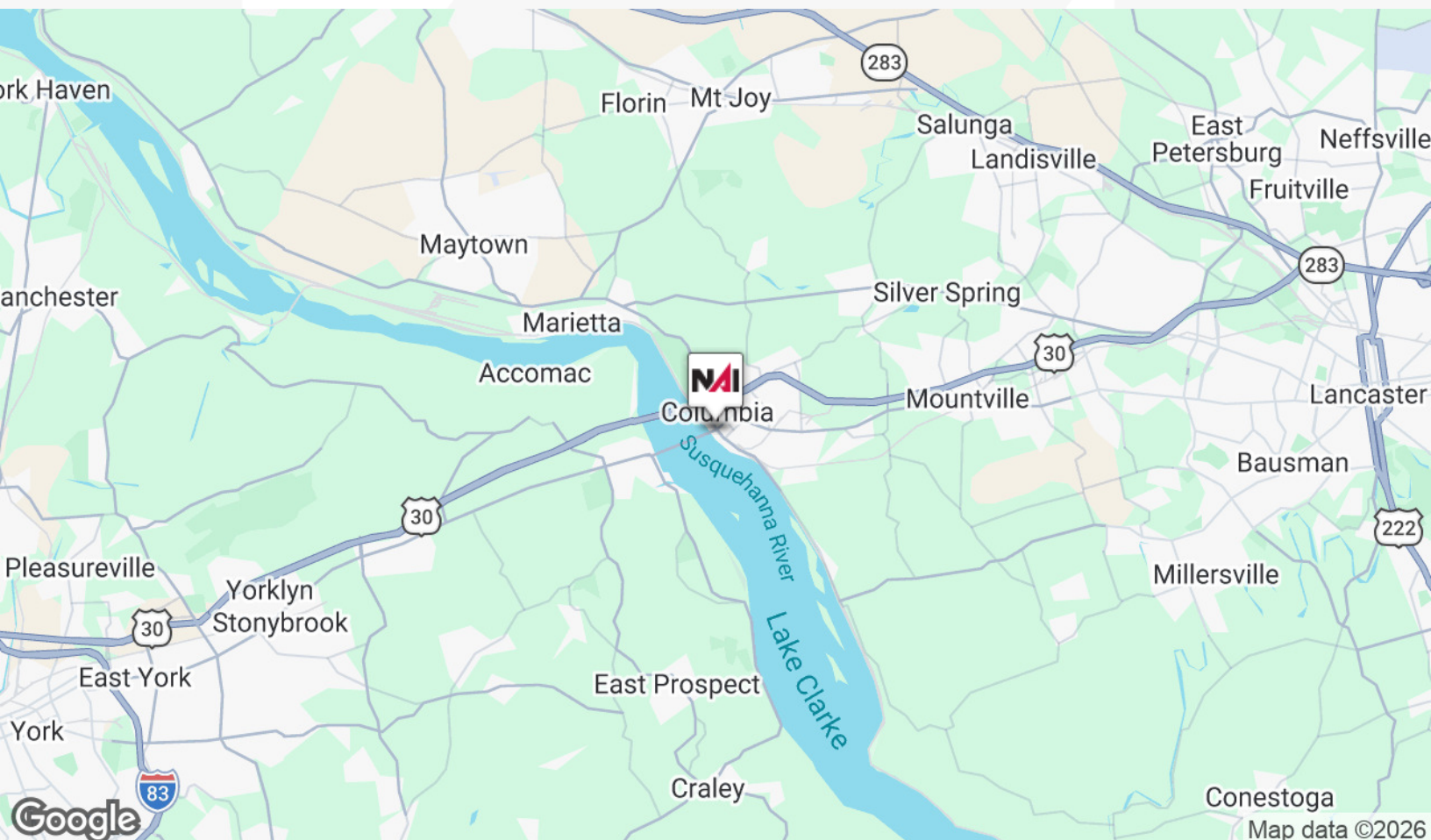
PROPERTY NAME:	185 N Front Street Columbia, PA
PROPERTY ADDRESS:	185 N Front St Columbia, PA 17512
PROPERTY TYPE:	Flex
APN:	110-2316367-257050-0-0000
LOT SIZE:	32,234 SF
GROSS LEASABLE AREA:	8,728 SF
BUILDING CLASS:	C
ZONING:	Riverfront commercial
YEAR BUILT:	1920
NUMBER OF STORIES:	1
FOUNDATION:	Cement
ROOF:	Metal



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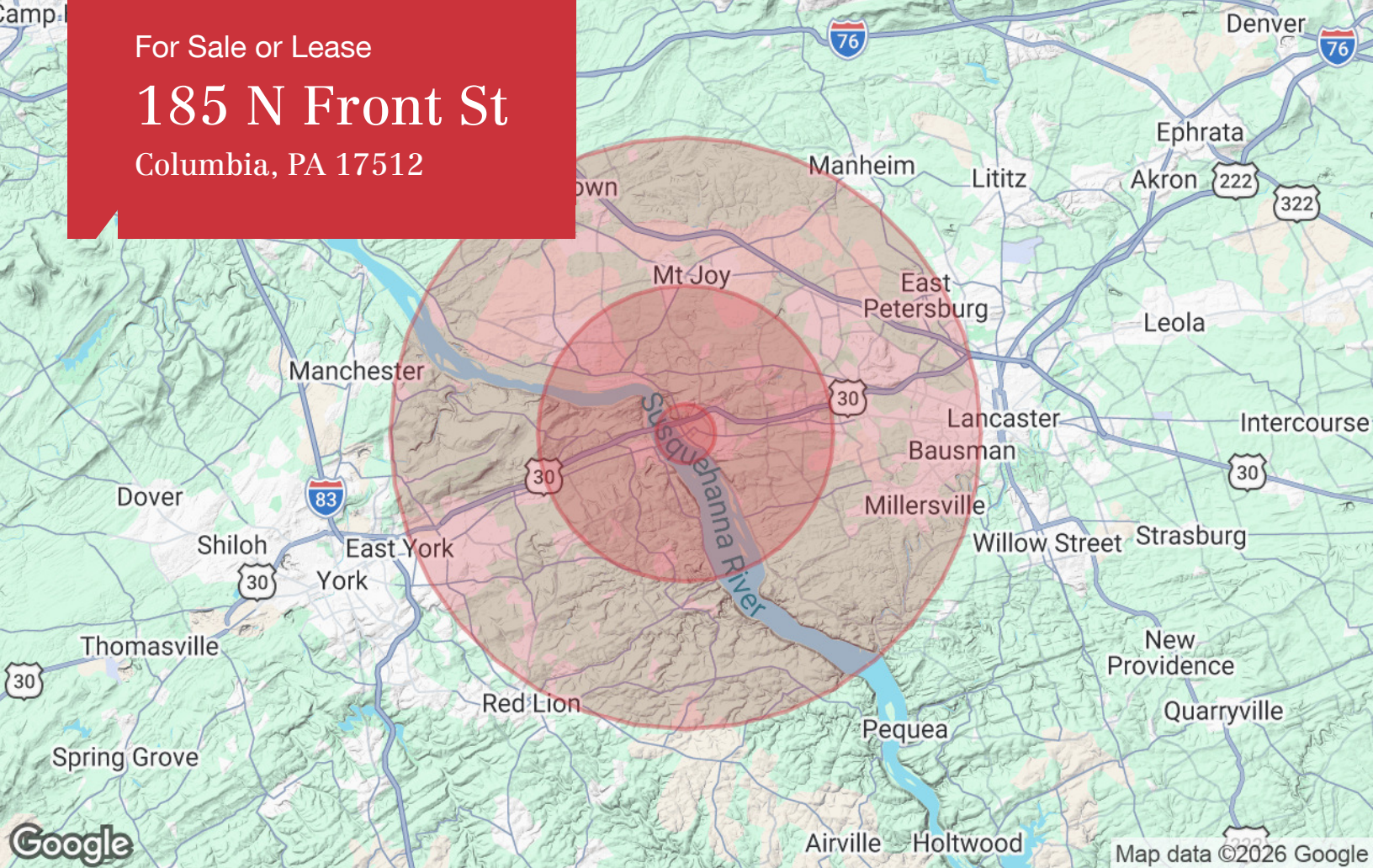
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	8,639	46,758	276,560
MEDIAN AGE	40	42	42
MEDIAN AGE (MALE)	39	41	41
MEDIAN AGE (FEMALE)	41	43	43

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,661	18,599	108,637
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$65,030	\$96,769	\$103,436
AVERAGE HOUSE VALUE	\$211,203	\$300,971	\$309,438

Race

	1 Mile	5 Miles	10 Miles
% WHITE	79.1%	88.8%	86.3%
% BLACK	9.2%	4.3%	5.5%
% ASIAN	1.0%	1.4%	3.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.2%
% OTHER	10.3%	5.2%	4.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	21.8%	11.3%	10.8%

* Demographic data derived from 2020 ACS - US Census